

Planning Commission Minutes and Comments from August 13, 2013

Hendrick Southpoint (Plan Amendment Case A1200014, Zoning Case Z1200025)

Plan Amendment Request: From Low-Medium Density Residential (4-8 Units/Acre.) to Commercial)

Zoning Map Change Request: From Planned Development Residential Rural (RR) to Commercial General with a development plan.

Staff Report: Ms. Jacobson and Ms. Wolff presented the staff reports.

Public Hearing: Chair Jones opened the public hearing. Five people spoke in support and one spoke in opposition. Chair Jones closed the public hearing.

Commission Discussion: Discussion was on failing wells and septic tanks, environmental protection, and the Massey Chapel Historic Landmark.

Motion: Approval of the Plan Amendment Case A1200014. (Mr. Whitley, Mr. Davis 2nd)

Action: Motion carried, 10-2 (Board and Gibbs voting no).

Motion: Approval of the Zoning Case Z1200025. (Mr. Davis, Mr. Whitley 2nd)

Action: Motion carried, 10-2 (Board and Gibbs voting no).

Findings: The Planning Commission finds that the ordinance request is not consistent with the adopted *Comprehensive Plan*. However, should the plan amendment be approved, the request would be consistent with the *Comprehensive Plan*. The Commission believes the request is reasonable and in the public interest and recommends approval based on comments received at the public hearing and the information in the staff report.

Hendrick Southpoint Written Comments – A1200014

Ms. Bielen I voted to approve.

Ms. Board Giving the residential, religious and historic nature of the surrounding area, a step down transition between these and the South Point area is disabled.

Mr. Davis Voted approval, based on the nearby and adjacent commercial property. The current residents are in favor, thus this seem like a “win, win” for All!

Mr. Gibbs I voted not to approve.

Mr. Harris Voted for approval

Mr. Jones I voted to approve.

Mr. Lambe Tough case. Strong neighborhood support, reasonable attempt to buffer neighborhoods south of Kentington. I am completed by Hendricks’s plan to move operations out of downtown – free up space for more urban density downtown.

Mr. Smudski No comments written.

- Mr. Whitley** This project is good for Kentington Height and Durham. I vote to approve.
- Mr. Winders** Because of a stream provides an excellent natural buffer; this area should be developed along with the commercial area to the North.

Hendrick Southpoint Written Comments – Z1200025

- Ms. Bielen** Vote to approve. I am curious about whether any provisions/mitigation could be made regarding the bright lights that auto sales lots have. The apartment buildings on the east side of Fayetteville Rd may be affected by these lights.
- Ms. Board** As pleased as I am to see a development plan for the Kentington Heights neighborhood, this is not the plan I had hoped to see. A mixed use development would provide a much better transition at this location. By placing this type of commercial property in this location we are encouraging the extension of commercial use further down Fayetteville.
- Mr. Davis** Voted approval.
- Mr. Gibbs** I voted not to approve.
- Mr. Harris** Voted for approval
- Mr. Jones** I vote approval.
- Mr. Smudski** Natural buffer protects the neighborhood to the south. Open space requests should be considered in the site plan development.
- Mr. Whitley** I voted to approve.
- Mr. Winders** This development will benefit residents of the Kentington Heights neighborhoods, who have suffered for decades from lack of water and sewer facilities.